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Attorneys for Branch Banking and Trust Company

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

BIG STUFF STORAGE LLC,

Debtor.

Case No.: BK-N-10-50471-GWZ

Chapter: 7

**STIPULATION REGARDING
BANKRUPTCY AUTOMATIC STAY**

Hearing Date: N/A
Hearing Time: N/A

Creditor Branch Banking & Trust Co. ("BB&T") and Chapter 7 Trustee Christina W. Lovato stipulate as follows:

1. BB&T is the beneficiary of the first deed of trust recorded against the real property of Big Stuff Storage, LLC, commonly known as 7875 North Virginia Street in Reno, Nevada.

2. The Bankruptcy Court confirmed Big Stuff Storage, LLC's Chapter 11 Plan of Reorganization on December 30, 2010 (Ct. Dkt. #80).

3. The Office of the U.S. Trustee moved to convert this case to Chapter 7 on December 22, 2011 (Ct. Dkt. #108).

4. The Bankruptcy Court orally granted the motion on February 22, 2012, and entered its order converting the case to Chapter 7 on February 23, 2012 (Ct. Dkt. #124).

5. The Office of the U.S. Trustee appointed Ms. Lovato as the Chapter 7 Trustee on February 24, 2012 (Ct. Dkt. #126).

6. There is no automatic stay in place.

7. The automatic stay against property of the bankruptcy estate arises upon the filing of a bankruptcy petition, 11 U.S.C. § 362(a). However, the stay terminates upon confirmation of a case

1 because the property of the bankruptcy estate reverts with the debtor, 11 U.S.C. §§ 362(c)(1),
2 1141(b).

3 8. The automatic stay in this case terminated when the Bankruptcy Court confirmed Big
4 Stuff Storage, LLC's plan of reorganization on December 30, 2010, 11 U.S.C. §§ 362(a), 362(c)(1),
5 1141(b).

6 9. The automatic stay was not reinstated when the court converted this case to Chapter 7
7 because the stay only arises upon the filing of a petition, 11 U.S.C. § 362(a).

8 Dated this 6th day of April, 2012

Dated this 6th day of April, 2012

9 ARMSTRONG TEASDALE LLP

CHAPTER 7 TRUSTEE

10
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Chapter 7 Bankruptcy Trustee, In re
Big Stuff Storage, LLC